

Current Plan Category: MDR/O (Medium Density Residential/Office), HP (Hillside Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Brakebill Road Subdivision, Phase 2

No. of Lots Proposed: 96 **No. of Lots Approved:** 0

Variances Requested: VARIANCES

1. Reduce the minimum vertical curve from K=25 to K=20 at the Road 'C' between STA 1+86.79 and 4+07.38
2. Reduce the minimum tangent distance between broken back curves from 150 ft to 118.24 ft on Road 'C' between STA 12+50.70 and 13+68.94

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve radius from 250 ft to 125 ft on Road 'C' between STA 13+68.94 and 14+89.75

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

** See attached variance and alternative design request form.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): Approve the requested variances and alternative design standard based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 7 conditions.

Staff Recomm. (Full):

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) Implementation of the street and intersection improvement recommendations outlined in the Transportation Impact Study (TIS) prepared by Ajax Engineering (August 24, 2020) for the portions of Brakebill Road and Hammer Road adjacent to the subject property. The design details shall be worked out with the Knox County Department of Engineering and Public Works during the design plan stage.
- 4) The required road improvements to Brakebill Road and Hammer Road must be completed prior to certification of the final plat for Phase 2.
- 5) Installation of the sidewalks per the Knox County Sidewalk Ordinance, with the design details worked out with Knox County Engineering and Public Works during the design plan phase.
- 6) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 7) Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

Comments: This proposal is Phase 2 of the Brakebill Road Subdivision, which includes 96 attached residential lots. The subdivision was approved in 2020 with 227 detached and 95 attached lots (9-SB-20-C / 9-D-20-UR). This proposal increases the attached dwellings from 95 to 96, and moves them from the southern portion of the development to the northern portion. The maximum number of dwelling units for the Brakebill Road Subdivision remains 322, per the 2020 approval. Phase 1 of the subdivision has 98 detached residential lots. The name of the subdivision as it is platted is Strawberry Hills.

Background

This site was rezoned to PR (Planned Residential) at a density of up to 9 du/ac by Knox County Commission on March 26, 2018 (2-C-18-RZ). In 2018, phase 1 of a mixed-use development was approved with 246 detached and 78 attached residential lots (5-SB-18-C / 5-E-18-UR). The proposal included a future multi-family complex on 14.04 acres and 4.10 acres of commercial area, which would have required a separate Use on Review approval by the Planning Commission. The PR zone allows 1

acre of commercial uses for each 100 dwelling units. In 2020, the subdivision as it is currently being developed was approved with 227 detached and 95 attached lots (9-SB-20-C / 9-D-20-UR), and does not include multi-family or commercial uses as previously proposed.

Transportation Impact Study (TIS)

The TIS prepared by Ajax Engineering outlines that extensive improvements are needed at the Strawberry Plains Pike intersection (see Exhibit A). These improvements are not required to be implemented by the developer. The issues at this intersection are known and are not easily fixed without significant changes to other portions of Strawberry Plains Pike and the interstate ramps.

The road improvements required for this proposal are widening Brakebill Road to a minimum of 20 feet along the frontage of the property, and Hammer Road to a minimum of 18 feet from Brakebill Road to the Road 'B' access. A left turn lane is required at the Brakebill Road and Road 'A' intersection. The design of the left turn lane will be finalized during design plan review. The internal streets are to be posted at 25 MPH.

Open Space / Amenities

The primary amenity proposed for this subdivision is a clubhouse and pool in Phase 1. There is also an amenity structure in Phase 2. The large common area on the west and southwest portion of the property does not have a programmed use at this time, but there is a note on the 2020 concept plan that states it could be used for unpaved trails.

Action: Approved with Conditions **Meeting Date:** 5/11/2023

Details of Action:

Summary of Action: Approve the requested variances and alternative design standard based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 7 conditions.

Date of Approval: 5/11/2023 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: